

**PAROWAN CITY COUNCIL MEETING  
APRIL 28, 2016  
PAROWAN CITY OFFICES, 35 EAST 100 NORTH, 6:00 P.M.**

**MEMBERS PRESENT:** Mayor Donald G. Landes, Councilwoman Vickie Hicks, Councilmen Alan Adams, Ben Johnson, Jay Orton, and Steve Thayer, City Attorney Justin Wayment, City Manager Shayne Scott, City Recorder Callie Bassett

**MEMBERS ABSENT:** None.

**PUBLIC PRESENT:** Jared Burton, Jim Shurtleff, Chuck and Dottie Stade, Carol Cable, Alice Heidenreich, Brad and Kate Remund, Emily Johnson, Von Mellor, Jet Smith, Sam Cooke, Hagen Orton, Pat Kehrer, Kevin and Joleen McClellan, Trevor Evans, Jamie Evans, Ted and Janice Steffensen, Jerry Vesely, Bob Whitelaw, Amy Johnson, Kate Scott, Alesia Biasi

**CALL TO ORDER:** Mayor Landes called the meeting to order at 6:00 p.m.

**OPENING CEREMONIES, THOUGHT/PRAYER, PLEDGE OF ALLEGIANCE – STEVE THAYER:** Councilman Thayer gave a short thought and offered an invocation. He then led the Council and the public in the Pledge of Allegiance.

**DOES ANYBODY HAVE ANY CONFLICTS OR PERSONAL INTEREST IN ANY MATTER ON THE AGENDA WHICH NEEDS TO BE DECLARED?** No conflicts were declared at this time.

**CONSENT MEETING**

**APPROVAL OF MINUTES (APRIL 14, 2016 CITY COUNCIL MEETING)  
PURCHASE ORDERS/WARRANT REGISTER  
SET FY2016 BUDGET PUBLIC HEARING FOR MAY 26, 2016**

Councilwoman Hicks moved to approve the consent agenda. Councilman Orton seconded the motion. All Council members voted in favor of the motion. The motion carried.

**ACTION MEETING**

**ENERGY TAX RESOLUTION:**

The energy tax collected is currently going to the Power Department. This resolution would allow the energy taxes to go to the general fund. Councilman Adams expressed concern about draining the power fund because there are also transfers to the general fund from the power department. Councilman Johnson said these transfers need to be evaluated. He said this is the right way to do the taxes. The general fund is where these taxes should go.

Councilman Johnson moved to approve the Energy Tax Resolution 2016-04-02. Councilman Thayer seconded the motion. A roll call vote was taken as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Councilman Thayer	X			
Councilman Orton	X			
Councilwoman Hicks	X			
Councilman Adams	X			
Councilman Johnson	X			

Resolution 2016-04-02 was approved.

**CHANGE ORDER #11 PENSTOCK RELOCATION DESIGN – SUNRISE ENGINEERING:**

UDOT is asking Parowan City pay \$3,000 for the consulting fee on the Archery Range culvert as part of the Center Creek project.

Councilman Adams moved to approve this item. Councilman Johnson seconded the motion. All Council members voted in favor of the motion. The motion carried

**CHANGE ORDER #12 LANDSCAPE CHANGES – SUNRISE ENGINEERING:**

This change order includes the addition of 125 lineal feet of 4' wide concrete sidewalk, and 1,200 sf of new grass sod on the lawn that is outside of the impact area. Mr. Von Mellor, Power Superintendent, asked Mr. John Dalton, Parks Maintenance, if he would prefer grass or zero-scape at the hydro plant. Mr. Dalton prefers zero scape. Councilman Johnson feels that because the hydro plant is on one of the main entrances to town, this should look pretty, well maintained, and well-groomed. Mayor Landes agreed. Councilman Thayer said the zero scape could include trees and shrubs to make it look nice.

There was quite a bit of discussion about the sprinkler system being torn out. Councilman Johnson said that anything that was disturbed should be replaced by the contractor.

Councilman Johnson moved to approve Change Order #12 Landscape Changes with turf. Councilman Orton asked Mr. John Dalton what he prefers, since he is the one who will have to maintain it. Mr. Dalton said he prefers zero scape. It is less maintenance. The Mayor said he would like to see something really nice done there because it is a main entrance to town. Councilman Adams said he likes the idea of saving water, but agrees that it needs to look really nice. Mr. Mellor said they can take money out of the electric department budget to add trees and shrubs. Councilman Adams seconded Councilman Johnson's motion.

Aye votes: 2

Nay votes: 3

The motion failed.

Councilman Thayer moved to approve the funds but the type of landscaping would be determined by Mr. Mellor and Mr. Dalton. They could decide and bring this back to the Council to look at. Councilwoman Hicks seconded the motion.

Councilman Adams asked if this motion would take care of what Mr. Mellor needed from tonight's meeting. Mr. Mellor said no, it wouldn't because the contractor wants to start tomorrow. Mr. Mellor said the options they are looking at is to let them go with grass, or pull

the money out, give it to Mr. Dalton, and let him do the landscaping. The Council had a discussion with Mr. Dalton about what it would take to get the zero scape in.

Mrs. Jet Smith said that her husband texted her and said the sprinkler system is toast. It will be impossible to determine who tore the sprinkler system out. There was more discussion about the sprinkler system and what the contractor is going to do.

Councilwoman Hicks moved to approve the change order but change from grass to zero scape. Councilman Orton seconded the motion.

Aye votes: 3

Nay votes: 2

The motion carried.

## **WORK MEETING**

**EAGLE ROCK ROAD DISCUSSION:** The Home Building Association's Chairman said there is an ability to waive impact fees for affordable housing. Attorney Wayment has researched this and talked with other attorneys. He found that if a city's impact fee enactment provides for affordable housing, all impact fees may be waived. Mr. Wayment said he cannot find a definition for affordable housing in Utah State Code. He asked other attorneys how to impose an income for affordable housing. Because this is a private development, the City cannot impose an income range.

Mr. Wayment said he found another area that says an impact fee enactment can provide a provision for impact fee exemptions for "other development activity with a broad public purpose." No one knows what the State meant by that.

Councilman Johnson said his biggest concern is that the City is fair to all builders and developers. After much discussion about impact fees, it was decided that the first step is to find the City's Impact Fee Enactment to see if it has provisions for affordable housing. If there is not a provision, then the enactment can be rewritten. The Council is willing to move this to action.

### **VALVES IN PENSTOCK PIPE DISCUSSION:**

This agenda item was tabled until next meeting.

### **EVENTS/VISITOR CENTER REPORT – JET SMITH:**

Mrs. Jet Smith, Parowan City Events Coordinator, reported on her department. She discussed the winter rec program, the summer rec program, the glider event, the July concert series and the half marathon. They have added some new events this year – the ATV rodeo, monster truck show and motor cross show. She said last year was a good year for events.

Mrs. Smith reported that the Parowan Chamber of Commerce is 48 members strong. They are really looking into promoting Parowan, and want to take advantage of the marketing opportunity with the LDS temple coming to Cedar City. Their car show will be in June and there will be a Friday night cruise and BBQ.

Mrs. Smith told the Council the theater productions went well. The attendance was good and the productions made money. She is working with the theater board on making improvements to the theater.

The Visitor Center is open. They started working on it January 1<sup>st</sup> and were able to move in April 1<sup>st</sup>. There were over 500 volunteer hours put into this remodel. Mrs. Smith's husband, Kevin, put in a LOT of time. There were 200 people that came to the open house. The location is excellent. Their advertising is really bad right now, but they have to wait until the next budget year to start advertising. Their tourist merchandise sales have tripled since they have moved.

Mrs. Smith recognized the ladies who work and volunteer in the Visitor Center for all of their hard work. She answered various questions from the Mayor and Council.

Mrs. Smith made a quilt from the Old City Office valances and presented it to Mr. Scott.

#### **IPP RENEWAL DISCUSSION – POWER BOARD RECOMMENDATION:**

Councilman Johnson said the recommendation of the Power Board is to proceed with the renewal of the IPP. This gives the City the opportunity to keep its portfolio of power options. The Council agreed to move this to the next action meeting.

#### **FAIRGROUND STALL RENTAL DISCUSSION – COUNCILWOMAN HICKS:**

Councilwoman Hicks met with Mrs. Alice Heidenreich, Mr. Kelly Stones, Mr. Cleve Matheson, and Mr. John Dalton to discuss the stall rentals at the fairgrounds. They came up with a recommendation for the Council to consider.

The City currently collects \$25/mo. per stall rental. This amount doesn't even cover the maintenance on the facilities. They did some research and found out what surrounding communities do. They would like to recommend that starting July 1<sup>st</sup>, the City go to day rentals only. They would like to see a \$15/day fee for the stalls, and an arena fee of \$2/day. They would also like to see annual passes issued; \$10 for 18 years and under and \$20 for adults. Councilwoman Hicks feels that this money could be collected and put back into the facilities. The ultimate goal is to have a covered indoor arena. They would love to have the livestock show here in conjunction with the Iron County fair.

There are currently 6 people renting stalls monthly. They aren't taking care of the stalls and they are beginning to feel entitled and are using the entire facility.

Mr. Jared Burton said he agrees with what is being said. However, he said the Council has to keep in mind that when his family takes off with their horse to a rodeo or event and they pay a fee to spend the night or use an arena, everything is done for them. They don't have to worry about anything. They show up, put their horse in the stall and two or three days later when they leave that rodeo or event, they pack up their horse trailer and leave. He said if you are going to have people pay to stall their horses and do events out there, you have to be able to facilitate them or they won't come.

Councilman Johnson said he had some concerns about this and so he spoke with Brad and Angie Benson. They are concerned about the low monthly rental. But if the City goes up to

\$465/month for stall rentals, there won't be any monthly rentals. He said maybe that is the objective, but he feels that it is these horse people who bring events into our community, and they will take those events somewhere else. If you charge an arena fee, he thinks they will go somewhere else. He said Cedar people like to bring their 4H kids over here because Parowan is easy to deal with. He doesn't want Parowan to become difficult to deal with. Cedar City charges \$15/night for brand new stalls in great shape with cement floors. He said we are comparing dollars without comparing the quality of the facilities.

Mr. Burton said there is a big difference between doing nightly and monthly rentals. He said that these nice facilities they are talking about do not do monthly rentals. You cannot board your horse longer than one day or you have to pay for it. Mr. Dalton said that Parowan has made it very convenient to just leave a horse out at our facilities. \$25/month encourages people to leave their horse out there in the stall unattended and the horse tears up the stall.

Mr. Burton said if the City continues to do monthly rentals then they should capitalize on these people. He said the nightly rentals shouldn't be punished. He said charging an arena fee is good business. He also said that he thinks an annual pass is a good idea.

Mrs. Smith said it is discrimination to charge to use the arena and not the other public facilities. Mr. Scott said he disagreed with Mrs. Smith.

Councilman Johnson said it would be a great idea to hire a high school student to clean out the stalls this summer. Councilwoman Hicks also suggested offering an internship and applying for a grant to help maintain the stalls.

Councilman Adams asked if they want to get the horses out of there, because that sounds like what is happening. Mrs. Smith spoke up and said we shouldn't kick anybody out. She said there are people who are abusing the system but the whole problem comes down to management.

The Council seemed to agree that the monthly fee needs to be raised. They also discussed requiring a deposit for monthly renters. Councilwoman Hicks said they will meet again and try to come up with another recommendation.

#### **FY2016 RECREATION PROJECT PROPOSALS:**

Mayor Landes said the Youth Council is going to poll the high school student body for ideas. There are other groups also getting ideas together. Councilman Johnson said there needs to be a due date for the recreation project proposal recommendations.

Miss Kate Scott and Miss Alesia Biasi from Mr. Mike Robinson's 6<sup>th</sup> grade class reported to the Council what the 6<sup>th</sup> grade voted on. They came up with six ideas:

1. Bike Trail
2. Skate Park
3. Tennis/Pickle Ball/Basketball Court
4. Zip Line
5. Lazer Tag

## 6. Climbing Wall

The 5<sup>th</sup> and 6<sup>th</sup> grade voted. Lazer tag received the most votes. Zip line and Tennis/Pickle Ball/Basketball court came in next, and the skate park was third. The Council thanked the girls for their report.

It was determined that all ideas should be brought to the next meeting. Mr. Scott said he will try to get more prices for the next meeting.

### **ANNUAL EMPLOYEE MERIT/COLA POLICY – HUMAN RESOURCE MANUAL ALTERATION:**

Mr. Scott said it may be too late to get a policy in place for FY17. The Council can decide what they want to do for raises in July, and then come up with a policy. Mr. Scott suggested hiring a consultant to come in and make those salary comparisons. Councilman Orton said one very important part of this is the evaluation process. Councilman Thayer asked if the City's revenue is enough to cover salary increases. Mr. Scott said that is a valid point, but even though expenses may go up, they can also come down. There are also things that happen that increase the City's revenue, such as the helicopter lease. Mr. Scott said he thinks we are in a pretty good position on where the City salaries are.

This item will be moved to the next action meeting.

### **ENTERPRISE FUND BUDGET PRESENTATION – SHAYNE SCOTT:**

Mr. Scott went over all of the enterprise funds with the Council.

### **PRESSURIAZED IRRIGATION RATE DISCUSSION – WATER BOARD RECOMMENDATION:**

The Water Board has proposed a 35% increase in pressurized irrigation rates. This would provide \$52,000 per year towards fixing the valves up the canyon. Councilman Johnson asked if we are trying to recover too quickly. He feels 35% is out of control.

### **MEMBER REPORTS:**

Councilman Johnson reported that the Youth Council is going to have a family movie night at the Aladdin Theater on May 9<sup>th</sup>. The proceeds will benefit the Ecuador earthquake victims.

The other Council members did not have anything to report this evening.


### **PUBLIC COMMENT & DISCUSSION – TWO MINUTE LIMIT EACH:**

There were no public comments.

**ADJOURN:** Councilman Orton moved to adjourn the meeting. Councilman Thayer seconded the motion. All Council members voted in favor of the motion. The meeting was adjourned at 8:51 p.m.

(Signatures on next page.)





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Donald G. Landes, Mayor



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Callie Bassett, City Recorder